



Balfour Mews
Mayfair, W1K

CHESTERTONS





Tucked away in a quiet mews just moments from Mount Street's historic gardens, this beautifully proportioned home spans over 3,189 sq. ft and blends period charm with contemporary elegance. The striking façade pays homage to early 18th-century English domestic architecture, while the modern name, Studio 13, hints at the property's rich and storied past. Once the site of a riding school, Balfour Mews was reimagined in 1898 by architects Balfour and Turner, transforming into equestrian stabling for the affluent neighbouring streets of Aldford Street and South Street. Today, the home seamlessly combines heritage features with luxurious modern touches, offering an exceptional living experience.

Inside, the property unfolds across multiple levels, beginning with a stunning open-plan reception and dining area on the ground floor. Solid oak flooring and 2.9-metre ceiling heights enhance the sense of space, while a bespoke Minotti kitchen, equipped with Gaggenau and Miele appliances, sits discreetly at the rear. The first floor is home to the principal suite, complete with extensive built-in storage, a spa-like en suite with a free-standing bath, and access to a private roof terrace. Another well-appointed en suite bedroom is also found on this level. The second floor features two additional en suite bedrooms with built-in wardrobes, alongside a hallway leading to another private terrace. A stylish mezzanine level overlooks the upper floor, making an ideal study space. The lower ground floor is dedicated to leisure and practicality, boasting a state-of-the-art media room, a spacious gym, a staff bedroom with kitchenette and en suite, a utility room, and an additional guest WC. Perfectly positioned and thoughtfully designed, this exceptional home offers a rare combination of historic charm and contemporary refinement.

- 3,189 sq. ft.
- Quiet mews near Mount Street
- 18th-century façade, modern interior
- Open-plan living, high ceilings, oak floors
- Bespoke Minotti kitchen, Gaggenau, Miele appliances
- Four en suite bedrooms
- Staff quarters
- Principal suite with private terrace
- Media room, gym, utility room
- Two private terraces
- Air conditioning

Tenure: Freehold

Service Charge: None

Ground Rent: None

Local Authority: Westminster

Council Tax Band: H

Asking Price £8,250,000

Chestertons Mayfair Sales

47 South Audley Street

London

W1K 2QA

mayfair@chestertons.co.uk

020 7629 4513

[chestertons.co.uk](https://www.chestertons.co.uk)



Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.